

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, C.W. & Elizabeth Henry owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5603, Page 93 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

C.W. Henry Elizabeth Henry

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Fairview Acquisitions, LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12528, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Kyle Grant

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

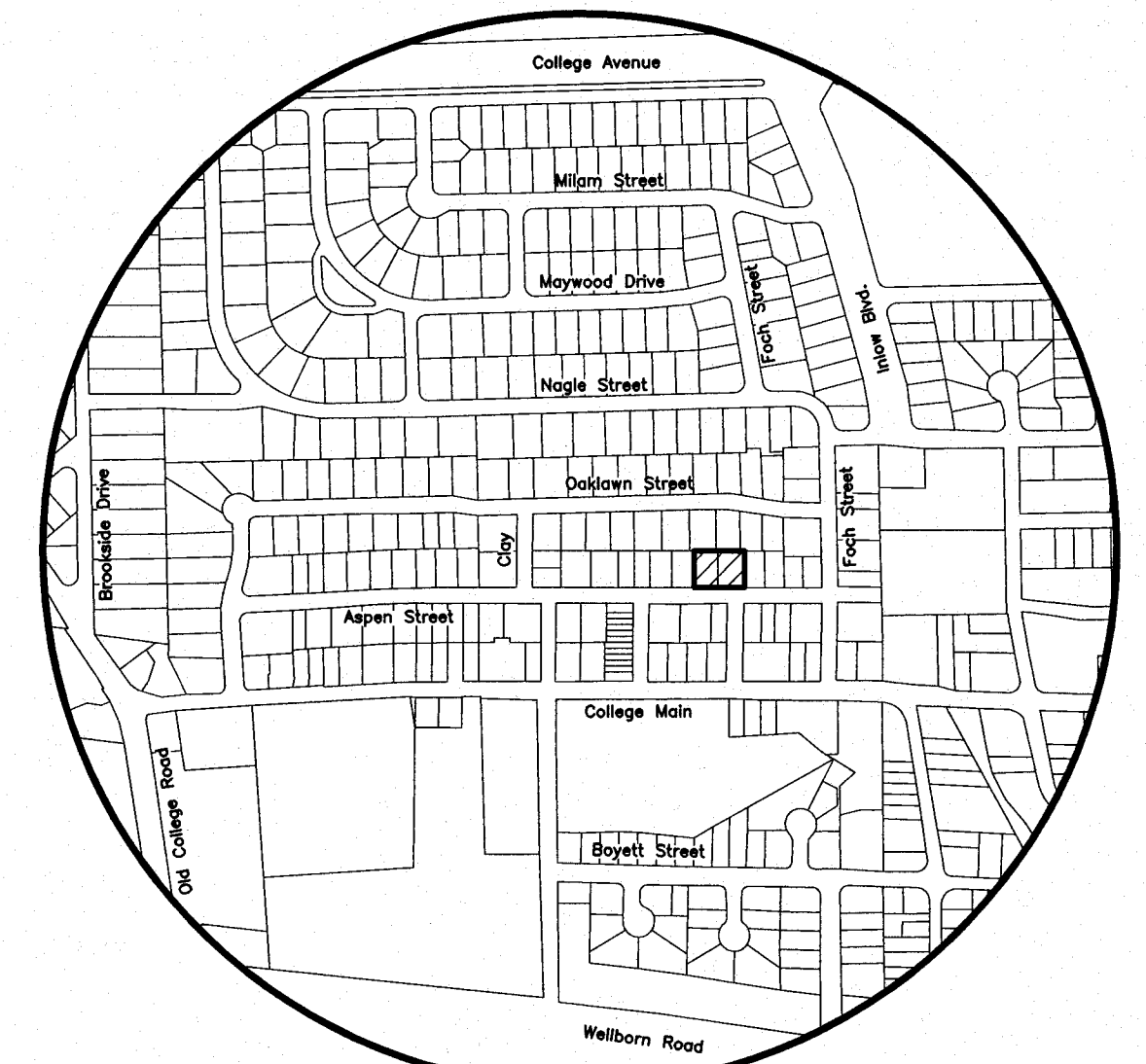
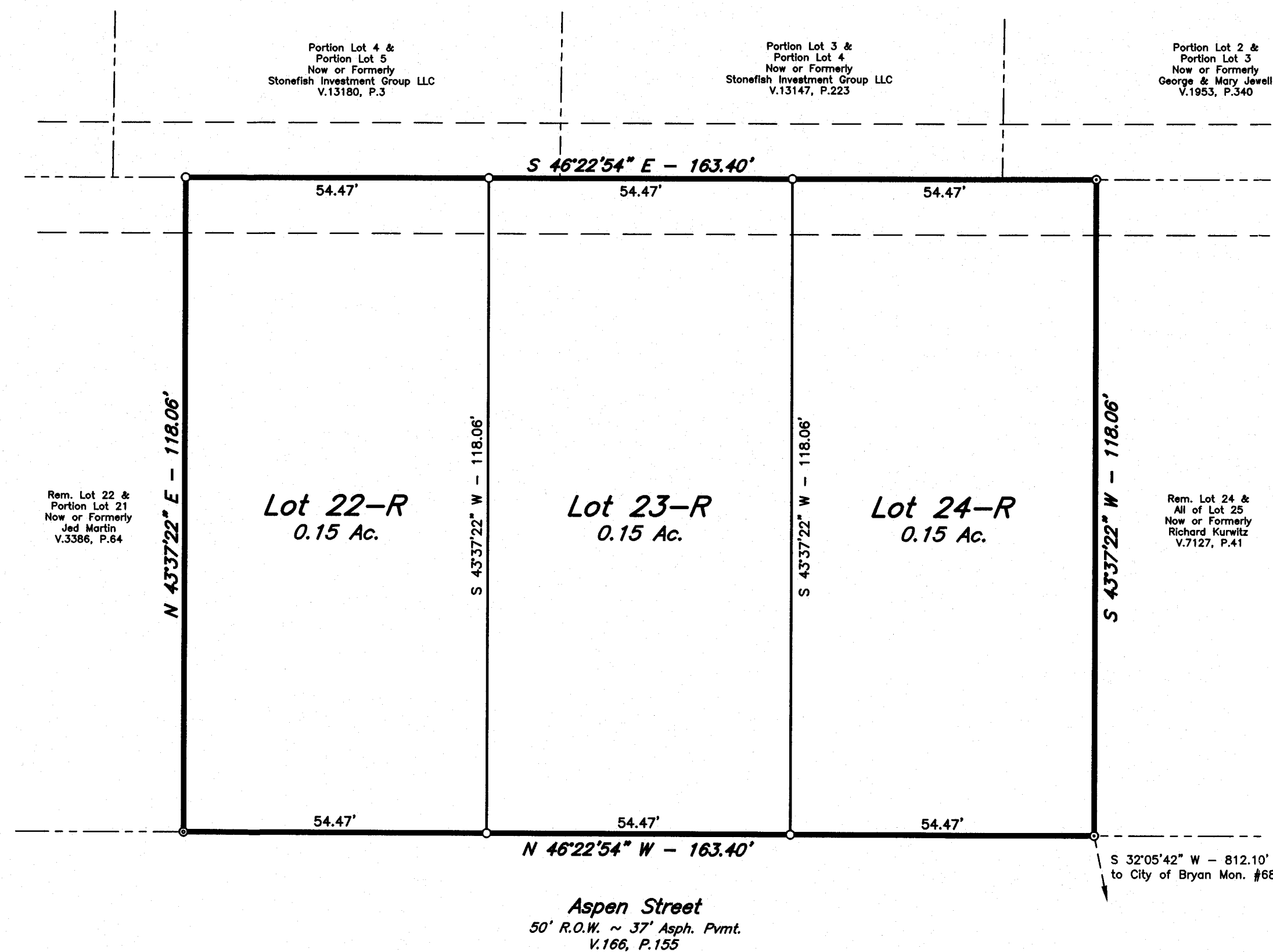
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas



Vicinity Map
SCALE: N.T.S.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being 46.7 feet of Lot 22, all of Lot 23, and 53.7 feet of Lot 24, Block 9B according to the final plat of HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a point for corner marking the south corner of said Lot 22 and the west corner of said Lot 23, said point also being in the northeast right-of-way line of Aspen Street (based on a 50 foot width);

THENCE: N 46° 22' 54" W along the northeast right-of-way line of said Aspen Street for a distance of 46.7 feet to a found 3/4-inch iron pipe marking the west corner of this tract;

THENCE: N 43° 37' 22" E through the interior of said Lot 22 for a distance of 118.06 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest line of Lot 5, Block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155);

THENCE: S 46° 22' 54" E for a distance of 163.40 feet to a found 1/2-inch iron rod marking the east corner of this tract;

THENCE: S 43° 37' 22" W through the interior of said Lot 24 for a distance of 118.06 feet to a found 5/8-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way line of the before-said Aspen Street;

THENCE: N 46° 22' 54" W along the northeast right-of-way line of said Aspen Street for a distance of 116.70 feet to the POINT OF BEGINNING and containing 0.443 acres of land, more or less.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480141C0305F, map revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. All existing structures to be demolished before the recording of this plat.
4. This property is currently zoned RD-5 District. Building setback lines are to be as shown below:

Front - 25'
Rear - 7.5'
Side - 7.5'

5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

○ - 5/8" Iron Rod Found
● - 1/2" Iron Rod Found
○ - 3/4" Iron Pipe Found
○ - 1/2" Iron Rod Set

5. Abbreviations:

P.O.B. - POINT OF BEGINNING

6. Owners:
Fairview Acquisitions, LLC
PO Box 11785
College Station, Texas 77842
979-777-5553

C.W. & Elizabeth Henry
10987 FM 244
Anderson, Texas 77830
979-255-9991

MAY 04 2013

FINAL PLAT

LOTS 22-R, 23-R & 24-R, BLOCK 9B HIGHLAND PARK ADDITION SECOND INSTALLMENT

BEING A REPLAT OF LOTS 22 (46.7' OF) AND 23 (30.5' OF) AND LOTS 23 (32.5' OF) AND 24 (53.7' OF), BLOCK 9B
HIGHLAND PARK ADDITION, SECOND INSTALLMENT
RECORDED IN VOLUME 166, PAGE 155

0.443 ACRES

J.E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2016
SCALE: 1" = 20'

Surveyor: Kevin R. McClure, R.P.L.S. No. 5650
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

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